

Carver Massachusetts

Town Buildings Study Committee Minutes

8/5/2013

Members Present: Roger Shores, Dan Ryan, Steve Pratt, Paul Duff
Also Present: Jack Hunter, Dr. John Mullin, Will Sinclair
Absent: none
Meeting Start: 7:08 p.m.
Meeting End: 9:12 p.m.

Agenda

I. Committee Logistics

- a. Call meeting to order
 - i. Dan Ryan called the meeting to order at 7:08 p.m.
- b. Meeting Minutes and Approval
 - i. Minutes to be reviewed at the next meeting

II. Capture Notes and Discussions

- a. Activities and Events
- b. General Discussion and Planning
- c. Communicating Information
- d. TBSC Report

III. Planning

- a. Meetings with Town Boards/Officials
 - i. Plan to meet with Selectmen on 8/27/2013.
- b. Master Plan Discussion
 - i. Meet with Dr. John Mullin representing the Center for Economic Development UMass Amherst and Jack Hunter:
 1. Discuss background of Carver
 - a. Less than 1800 students in the school district
 - i. This implies that we could be part of a region, however Carver is geographically large
 - b. Carver Population 11,500
 - c. 0.5 school age children per household (non-manufactured housing residential units).
 - d. In 1993 – 1994 there were 2200 students, now (FY 2013) about 1737 students
 - e. Carver has 2600 households, 3252 housing units (not manufactured)
 - f. There are 123 acres at the CMHS site
 - g. There are 23 acres at the primary/elementary school site
 2. Dr. Mullin did a project in Mansfield, MA
 - a. Mansfield has a school campus
 - b. Dr. Mullin helped find new revenue sources
 3. Project needs to consider the following:
 - a. Location
 - b. Revitalization – town center needed
 - c. Cost Factors
 - d. Cultural Factors
 - e. Building restorations
 - f. Campus
 - i. Parents fear mix of older and younger students
 - ii. However, this has worked fine in many places

- g. Ground Truth
 - i. Pick 3 – 5 towns like Carver and do Ground Truth exercise
 - ii. Meet in small group sessions to capture comments
 - iii. Restore confidence in community for direction to take
 - iv. Review income and demographics
 - v. Review Carver Factors
 - vi. Build vision
 - vii. Do confidence building and get agreement of facts amongst all interested parties
- h. The single greatest factor for economic strategy is the school system
- i. Flex space – because of bubbles, usually implies a campus model
- j. Carver has the option of contracting with Dr. Mullin or the Center for Economic Development
 - i. Dr. Mullin works with a research partner and could start mid-September for a 1 year project
 - ii. Umass would be a team of graduate students and professors – cost is about \$30,000 and project could not start until the Spring of 2014 for about 1 year.
- c. Other
 - i. The Redevelopment Authority may be able to help fund the external study.

IV. Action Items

- None

V. Next Meeting & Draft Agenda

- a. Next Meeting will be Monday 8/19, at 7:00 p.m.
- b. Next Meeting Agenda

I. Committee Logistics

- a. Call Meeting to Order
- b. Meeting Minutes and Approval

II. Capture Notes and Discussions

- a. Activities and Events
- b. Review Personal Property New Growth
- c. General discussion and planning
- d. TBSC Report

III. Planning

- a. Meetings with Town Boards and Officials
- b. Master Plan discussion
 - 1. Meet with the Collins Center and Jack Hunter
- c. Other

IV. Action Items

V. Next Meeting & Draft Agenda

- **Motion Made: Roger Shores made motion to adjourn, seconded by Steve Pratt**
- **No discussion,**
- **Passed Unanimously**

Next Planned Meetings: Monday, August 19th, 2013

Respectfully submitted by: Dan Ryan

Minutes approved by Committee on [Monday, ...](#)